

Mawson Lakes, 90 Shoalhaven Circuit

The Ultimate Family Entertainer!

Situated on a large corner allotment of some 565sqm (approx.) is this modern 5-bedroom family home with an abundance of living both inside and out. A spacious family dwelling with living spaces on both levels, many will appreciate the master bedroom with ensuite bathroom being located on the ground level making this a home you can grow old in. There are four more bedrooms located upstairs with additional living space and central bathroom with bath and shower. Downstairs open plan living extends outdoors to an undercover alfresco entertaining that overlooks your spacious lawn backyard and swimming pool. The perfect home for the young growing family or those that love to entertain!

Features include:

- * Built in 2009
- * 5 bedrooms, master bedroom with ensuite and walk in robe downstairs
- * Open plan family and meals
- * Modern island kitchen with walk in pantry, 90mm oven and gas cooktop and dishwasher



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

5 2 2

For Sale

Auction Saturday 8th February at 12pm on-site

View

ljhooker.com.au/2B9AGJU

Contact

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**LJ Hooker Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660**

- * Second living room/lounge downstairs
- * Upper living or children's retreat upstairs
- * Ducted reverse cycle air conditioning, with split a/c unit in main downstairs family room
- * Deck alfresco entertaining perfect for a bbq with friends and family
- * Spacious backyard with irrigated lawn both front and rear
- * Paved area to recline poolside
- * Inground solar heated swimming pool
- * 6.6kW Solar panel system saving you \$\$ on your electricity bills
- * Double auto garage with internal access to the home
- * Private side yard with shed

Just a short drive to Mawson Lakes Central, shops, schools and public transport. It is a wonderful location with many walking trails, lakes and parks to explore and enjoy on your weekends. Only 20 minutes by car to the Adelaide CBD, and Western beaches only adding to the appeal of living in this vibrant suburb.

Enquire today.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

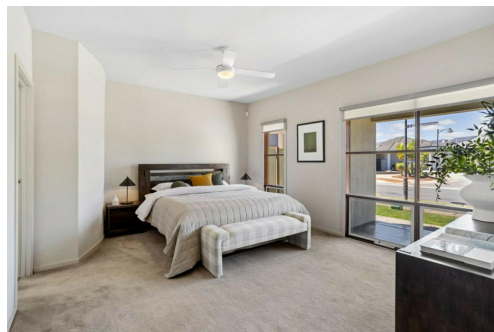
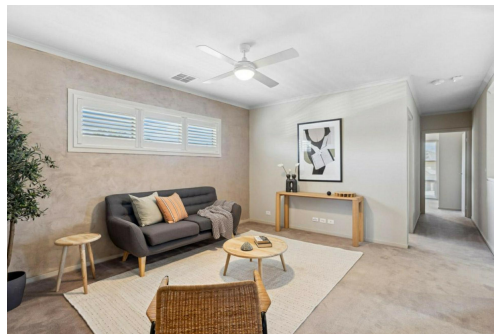
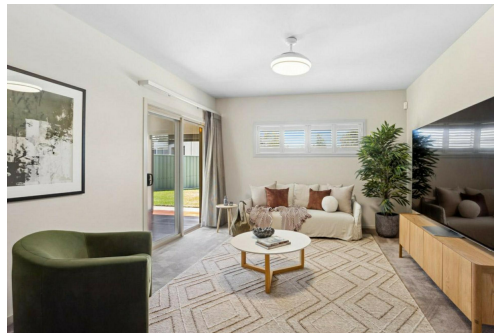
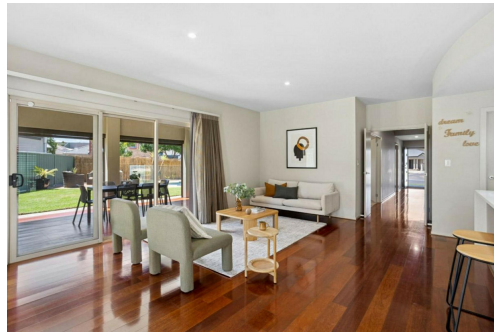
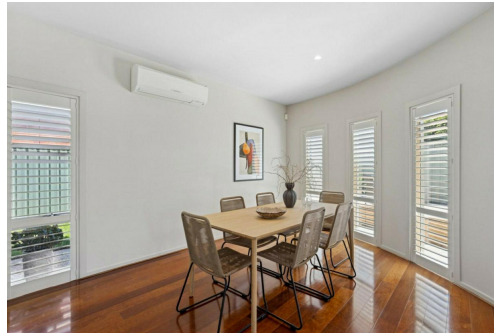
RLA 208516

More About this Property

Property ID	2B9AGJU
Property Type	House
House Size	259 m²
Land Area	565 m²
Including	Toilets (1)

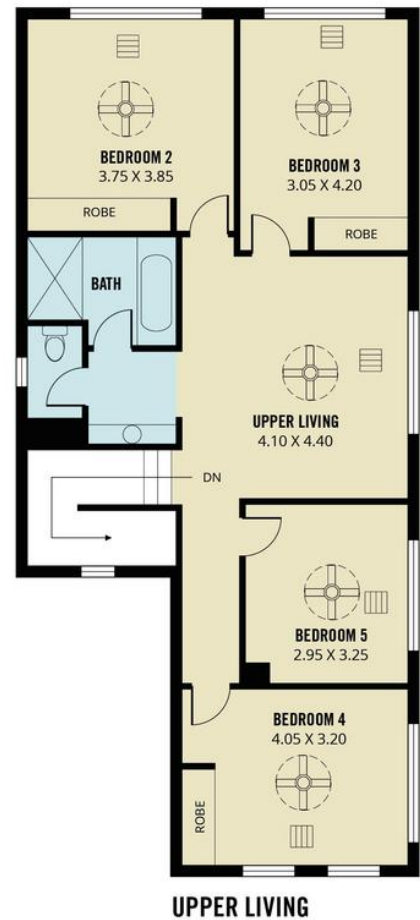
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309m ²	237m ²	9m ²	37m ²	6m ²	20m ²
TOTAL	Living	Shed	Garage	Porch	Alfresco

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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